



MINUTES OF SPECIAL JOINT MEETING OF
THE CITY COUNCIL/REDEVELOPMENT
AGENCY/HOUSING AUTHORITY
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, December 19, 2000, 8:00 p.m.

MEETING

The Special Joint Meeting of the City Council/Redevelopment Agency/Housing Authority was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Dowling .

ROLL CALL

Present: COUNCIL/RA/HAMEMBERS Jimenez, Hilson,
Rodriquez, Ward, Dowling, Henson
MAYOR/CHAIR Cooper
Absent: None

PRESENTATION: Pride in Hayward

Mayor Cooper presented the following Eden Garden homeowners with the last Pride in Hayward Award for 2000: Clara Taylor; Socorro and Marina Martinez; Richard and Virginia Lee; Benjamin and Kimberly Finn; and Alice Miller.

PUBLIC COMMENTS

Jason Moreno, 25200 Carlos Bee Boulevard, encouraged the community, as this is the holiday season, to help one another in a charitable manner.

John Gilbertson, 22907 Nevada Road, asked the Council to notify the residents in his neighborhood about the signal installation at the **Longwood** intersection. He commented that just as a collaborative planning effort by the City, HARD and HUSD for the Burbank neighborhood was completed, so it is imperative that the same efforts be made in the **Longwood-Winton** Grove neighborhood.

CONSENT

1. Approval of Minutes of the City Council Meeting of December 12, 2000

It was moved by Council/RA Member Henson, seconded by Council/RA Member Hilson, and unanimously carried to approve the Minutes of the Special Joint Meeting of the City Council/Redevelopment Agency of December 12, 2000.

2. Smalley Avenue Water Main Replacement Project - Approval of Plans and Specifications and Call for Bids

Staff report submitted by Deputy Director of Public Works

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/Utilities Ameri, dated December 19, 2000, was filed.

It was moved by Council Member Henson, seconded by Council Member Hilson, and unanimously carried to adopt the following:

Resolution 00-192, "Resolution Approving Plans and Specifications for the Smalley Avenue Water Main Replacement Project, Project No. 623-7015 (Partial) and Call for Bids"

3. Participation in the **PG&E** Light Emitting Diodes (LED) Traffic Signal Rebate Program

Staff report submitted by Deputy Director of Public Works Bauman, dated December 19, 2000, was filed.

It was moved by Council Member Henson, seconded by Council Member Hilson, and unanimously carried to adopt the following:

Resolution 00-193, "Resolution Approving Participation in the **PG&E** Led Traffic Signal Rebate Program and Amending Resolution No. 00-089, the Budget Resolution for Capital Projects for Fiscal Year 2000-2001, Relating to an Appropriation of Funds for a New LED Traffic Signal Project"

4. Adoption of a Memorandum of Understanding with International Federation of Professional and Technical Engineers, Local 21, AFL-CIO

Staff report submitted by Senior Personnel Analyst **Macias**, dated December 19, 2000, was filed.

It was moved by Council Member Henson, seconded by Council Member Hilson, and unanimously carried to adopt the following:

Resolution 00- 194, "Resolution Accepting Memorandum of Understanding Between the City of Hayward and International Federation of Professional and Technical Engineers, Local 21, AFL-CIO'

LEGISLATIVE BUSINESS

5. Adoption of the Annual Report of Redevelopment Agency Activities for Fiscal Year 1999-00

Staff report submitted by Redevelopment Director Bartlett, dated December 19, 2000, was filed.

Redevelopment Director Bartlett made the staff report and responded to questions related to the



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first-time homebuyers' program. She said there was a minor increase in the income to the budget.

City Manager **Armas** commented that per City Council direction, much of the low and moderate-income housing fund will be used for the acquisition of the Site 4 property, directly across the street from the Library, to enable that property to be developed.

Council Member **Ward** asked further questions regarding the 20 percent set aside tax increment for the long-time housing fund.

Council Member **Henson** asked for further information on the relocation funding.

Council Member **Rodriquez** asked about a letter related to new requirement on page 19 of the report regarding a new filing. Redevelopment Director **Bartlett** responded that they were in the process of filing in response to this requirement.

Mayor **Cooper** opened the public hearing at 8:20 p.m.

In response, Jason **Moreno**, 25200 Carlos Bee Boulevard, commented on the Statement of Indebtedness and asked where this is filed.

Redevelopment Director **Bartlett** stated that it is a requirement of the Alameda County Auditor/Controller's Office and is attached to the information submitted to the State. A copy would be provided to him.

Mayor **Cooper** closed the public hearing at 8:22 p.m.

It was moved by Council/RA Member Ward, seconded by Council/RA Member **Hilson**, and unanimously carried to adopt the following:

Resolution 00-195, "Resolution Adopting the Annual Report of Redevelopment Agency Activities for Fiscal Year 1999-2000"

RA Resolution 00- 17, " Resolution Adopting the Annual Report of Redevelopment Agency Activities for Fiscal Year 1999-2000"

6. Authorization for the Executive Director to Execute Assumption Agreement for Barrington Hills Apartments

Staff report submitted by Neighborhood and Economic Development Manager **Bauman**, for December 19, 2000, was filed.

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Neighborhood and Economic Development Manager Bauman discussed the staff recommendation related to the transfer of the project from **AvalonBay** Communities to Ameriton Properties. She reported that the 20 percent set aside rentals are affordable housing and are restricted through 2010. If the purchaser refinances with the mortgage revenue bonds, these set-aside levels must be maintained. The current purchaser is assuming the mortgage revenue program. The affordable rents are HUD required and increased at 5 % rates.

Council Member Hilson asked about the ownership of Ameriton Properties and what effect this change in ownership will have on the rent charged to renters. He was told there would be no affect on the 20 percent for the low and medium income renters until 2010. The rest of the units would be subject to market rates.

Neighborhood and Economic Development Manager Bauman explained that unless the owner would **refinance** using Mortgage Revenue Bonds, they have the ability to keep the rents **low-income**. She noted that the current purchaser is assuming the present owner's loan. The units are in excellent condition. The name Barrington Hills Apartments will remain. She noted that the market rents have gone up.

City Manager **Armas** commented that there have been a number of complaints with rental increases in general throughout the City. There was a general consensus regarding this concern.

Mayor Cooper opened and closed the public hearing at **8:30** p.m., as there were no requests to speak.

Council Member Ward commented that he would be supporting the motion because the number of affordable units in the City is decreasing. As a community, there needs to be a way to continue making affordable units available.

Mayor Cooper also commented on **the** rapidly rising rents in the Bay Area. Many renters are calling City Hall for relief. Because of the rent increases, many people will have to be living in cars due to displacement. She said she hoped Barrington Hills would restrict themselves to rate increases not more than every six months. Tenants are afraid of complaining with the threat of losing their homes. She stated that it is necessary to address this issue to eliminate families having to live in their automobiles

City Manager **Armas** said staff and the Rental Home Owners Association are having informal conversations to discuss what can be done.

It was moved by Council/HA Member **Henson**, seconded by Council/HA Member Jimenez, and unanimously carried by all present, to approve the following:

HA Resolution **00-01**, "Resolution Authorizing the Executive Director to Execute an Assumption Agreement Transferring Ownership of Barrington Hills Apartments



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7. Direction to Staff Regarding Route 238 Bypass Contingency Plan (*continued from December 12, 2000*)

Staff report submitted by City Manager **Armas**, dated December 19, 2000, was filed.

City Manager **Armas** presented a quick overview of the staff report. He described the contingency plan saying it is at the conceptual stage only.

Mayor Cooper opened the public hearing at 8:40 p.m.

Francisco Abrantes, 22815 Alice Street, suggested another stretch of property for this route.

Robert Brauer, 1035 Oxford, Berkeley, spoke on behalf of Cal State Hayward. He emphasized that access to Cal State is very important. He indicated that the University could not support the contingency plan until a number of questions are answered.

Milan Sramek, 3069 Chronicle, said that for the last 20 years he has been fighting the Foothill Boulevard traffic. He asked for a solution to the traffic problems. He spoke in favor of the project.

Bea Thornton, 816 **Pinedale** Court, spoke in support of the original Bypass and reiterated that the electorate had supported this measure twice. She chided various members of Council for their support of the alternative.

Bill Thornton, 3616 Skyline Drive, reiterated the history of this project. He spoke in favor of the will of the people that recommended the Bypass.

John Neath, 681 **Longwood** Avenue, said this is another process for extending the delay of its construction. He did not agree with the new plan and the tunnel.

Jason Moreno, 25200 Carlos Bee Boulevard, spoke on the delivery of students to CSUH.

Mayor Cooper closed the public hearing at 8:58 p.m.

Council Member Dowling said this has been under discussion for over 38 years. The current Bypass plan is dead. This plan is a very creative plan. He moved to approve the staff recommendation suggesting that this is truly a bypass route that should be considered.

Council Member Hilson seconded the motion, and commented that this recommendation attempts

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to solve a problem. The City Council **has** been diligent in trying to address this project by making it acceptable to both sides of the issue. This particular proposal has potential to resolve those problems. He felt that this project could be built in less time than court litigation over the previous project.

Council Member Ward briefly reiterated his views and emphasized that this Council has direction from the voters to respond to its voice. He questioned the timetable for its completion in comparison to the previous project.

Council Member Jimenez subscribes to the democratic process through both Measure L and Measure B. He commended City Manager **Armas** for his leadership, but questioned whether the Authority would actually invest in this plan. He would not be voting in favor of the contingency plan.

Council Member **Henson** commended City Manager **Armas** for developing this plan and joined Council Member Ward in not supporting this motion, although he thought it would pass. He noted that it is necessary to explain to the voters that this is just a contingency plan. He said there is confusion about this plan and it should not be looked at as the final solution. The Measures voted on by the electorate are the final plans and should be regarded as such.

Council Member Rodriguez said this is the first new idea in over forty years. She will be supporting this as a solution. Although the voters voted for it, it has been held up in Court for the past 40 years since it was initially proposed. She would like to see this option help move the Bypass toward reality.

Mayor Cooper said the area would never be able to build our way out of traffic. Transportation solutions will not be any better with the increase of California population. The growth in population and an overwhelming amount of people who drive our streets with only one person in the cars has risen exponentially. Unfortunately public transit does not serve as well as it should. Using BART does not always take you where you want to go. There is no real need for a freeway to go to Cal State, if people want an education they get there. Buses are provided from BART to CSUH.

It was moved by Council Member Dowling, seconded by Council Member Hilson, and carried by the following vote to approve the following:

Resolution 99- 196, “Resolution Regarding Route 238 Bypass Contingency Plan Authorizing Staff to Send a Letter to the Federal Highway Administration; to Distribute a Request for Proposals for Professional Services for a Study of the Plan; and to Seek Funding from Alameda County Transportation Authority and Alameda County in Support of the Study”

AYES: Council Members Hilson, Rodriguez, Dowling,
MAYOR Cooper



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NOES: Council Member Jimenez, Ward and Henson
ABSENT: None
ABSTAINED: None

COUNCIL REPORTS

There were no Council Reports.

ADJOURNMENT

Mayor Cooper adjourned the meeting at **9:25** p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward
Chair, Redevelopment Agency
Chair, Housing Authority

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency
Secretary, Housing Authority

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